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# CHAMBER OF COMMERCE PRESENTATION

## Downtown Parklet Program And Development Highlights

February 9, 2022



# Downtown Parklet Project and Development Highlights

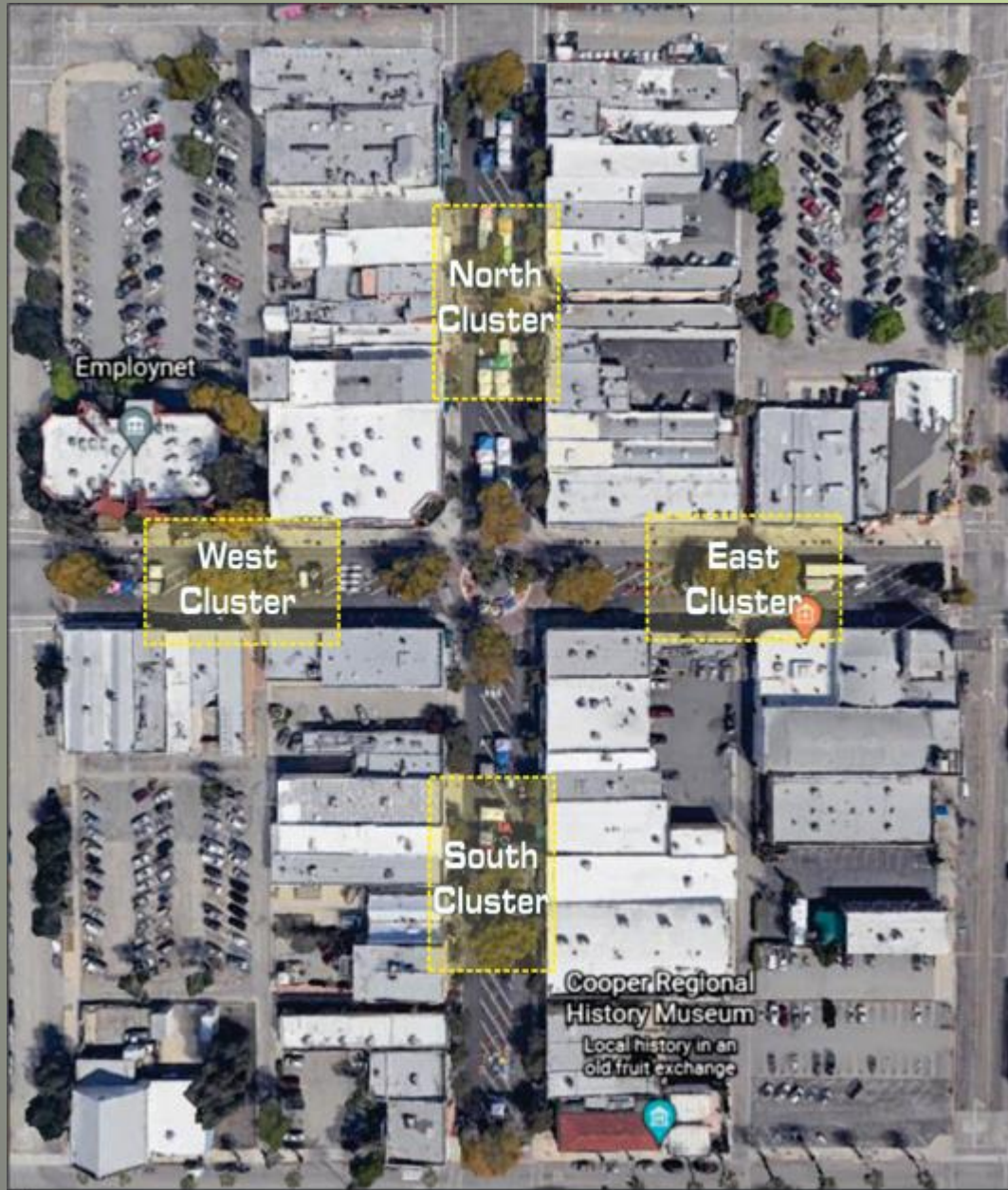
## **Discussion:**

- **Downtown Parklet Project**
- **Improvements and Development in Downtown**
- **Notable Development Projects Citywide**

## Downtown Parklet Project

- The Parklet Project is part of an effort by staff and City Council to improve the public realm in Downtown and create open space which is lacking
- The Parklets are also part of a broader economic development effort to create a resilient business climate in Downtown by creating a family-friendly environment - a destination place where people want to come and bring their kids
- The Parklets provide a needed public space for families and visitors to relax and socialize outdoors and enjoy the services provided in Downtown, such as ordering from a restaurant and eating outside in one of the Parklets

# Downtown Parklet Project and Development Highlights



## Downtown Parklet Project

- The location utilizes the mid-block crossing design to develop a total of 8 Parklets along Second Avenue and 9<sup>th</sup> Street
- The sites are centrally located and minimizes the loss of parking to only four (4) parking stalls
- Upland Foothill-Kiwanis will fund the purchase of 24 benches that would be placed within the 8 parklets

# Downtown Parklet Project and Development Highlights

## Downtown Parklet Project

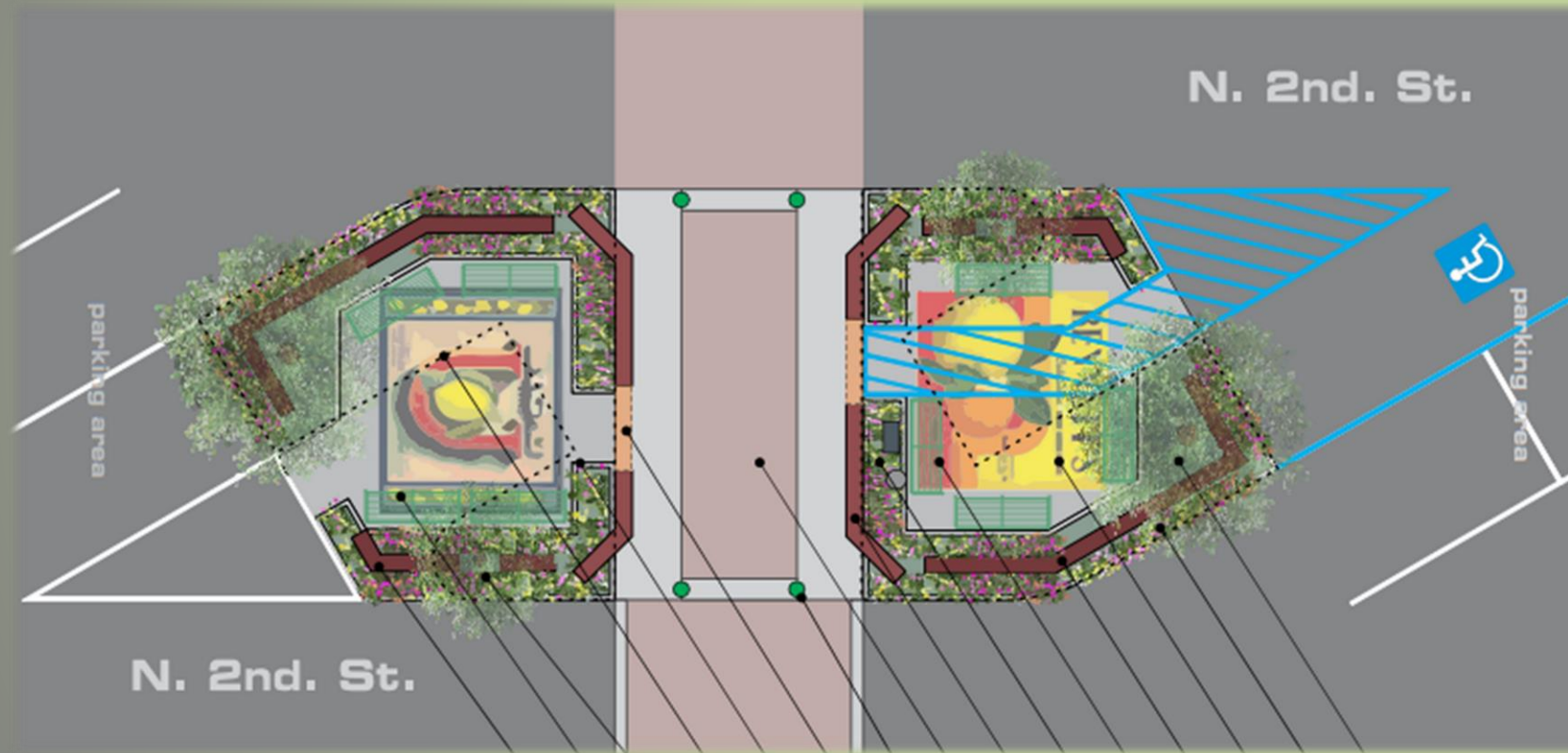


# Downtown Parklet Project and Development Highlights

## Downtown Parklet Project



## Downtown Parklet Project



- Three, 6-foot long benches with a center bar and no backing to promote short term usage
- Additional landscaping within existing and expanded planters
- Expansion of the 30-inch tall brick garden wall
- Wall cut-out for ADA access
- One mail-box type trash receptacle to prevent individuals from foraging through the trash
- Concrete foundation with stamped art and,
- New permanent metal bollards to prevent vehicles from crossing through this area

# Downtown Parklet Project and Development Highlights



LAMPLIGHTER FLAT BENCH WITH ARMS

*An industry classic with Keystone Ridge Designs flair, the Lamplighter offers nostalgic Victorian appeal that befits an historic streetscape or an upscale mall. The cast aluminum legs with steel slats complete the traditional sentimental appeal. The cast ends also can be customized with an embossed nameplate. [View the entire LAMPLIGHTER Series here.](#)*



KEYSTONE RIDGE  
DESIGNS

Standard KEYSHIELD® Powder Coat  
Color: EVERGREEN



urbane litter receptacle

# **Improvements and Development in Downtown**

## Improvements and Development in Downtown

- A healthy and vibrant Downtown is a symbol of community pride and preserving history and boosts the economic health and quality of life in a community
- Revitalizing Downtown will create jobs, encourage reinvestment, provide a place for small business start-ups, increases property values, and increases the community's options for goods and services.

# Downtown Parklet Project and Development Highlights

## Spire Rehabilitation



**After**



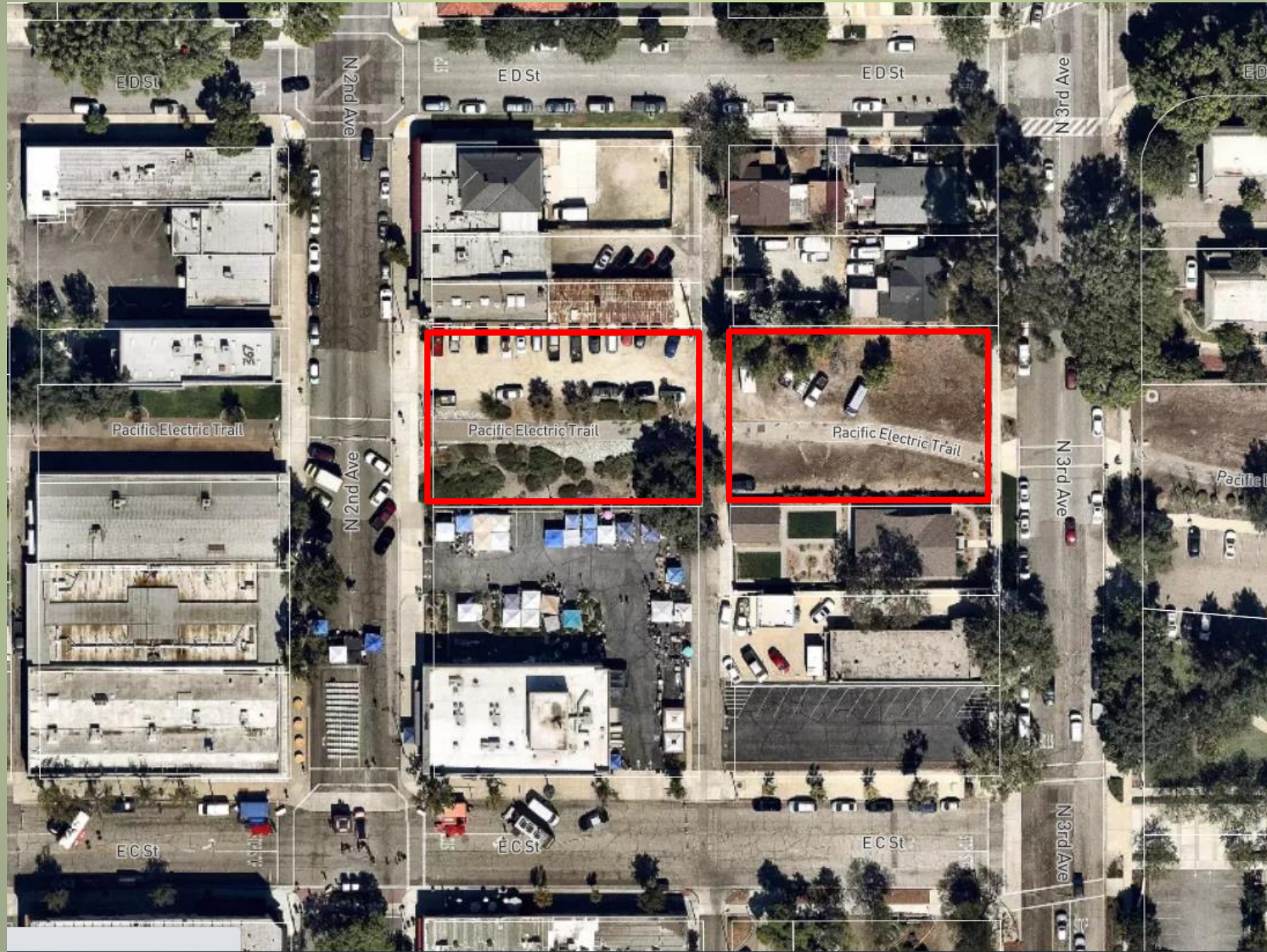
**Before**

# Downtown Parklet Project and Development Highlights

**35 Downtown benches and 35 trash receptacles were restored with new Forrest Green powder coating**



# New Urban Plaza - Aerial of Site



# Downtown Parklet Project and Development Highlights



- Enhance the public realm in the Downtown by creating an urban plaza on 0.69-acre vacant land
- Provide open space for social gathering, holiday celebrations, small concerts, quasi-trailhead for bicyclists and pedestrians to stop in the Downtown and rest or have a bite to eat
- Provide an opportunity to incorporate Upland's citrus heritage and local history as the theme in the public space

# Downtown Parklet Project and Development Highlights

## DOWNTOWN UPLAND BUSINESS ASSISTANCE PROGRAMS SNAP SHOT

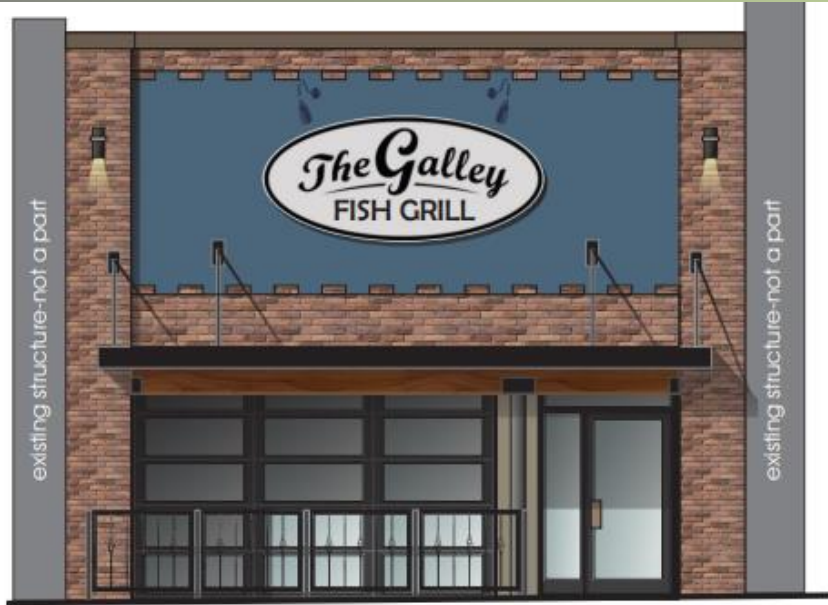
### **Commercial Rehabilitation Program (CRP)**

- Up to \$30,000 initial grant with a \$10,000 match grant with a dollar-for-dollar contribution from the applicant
- To be used for City approved façade improvements
- Applicant must enter into a 5-year maintenance covenant with the City

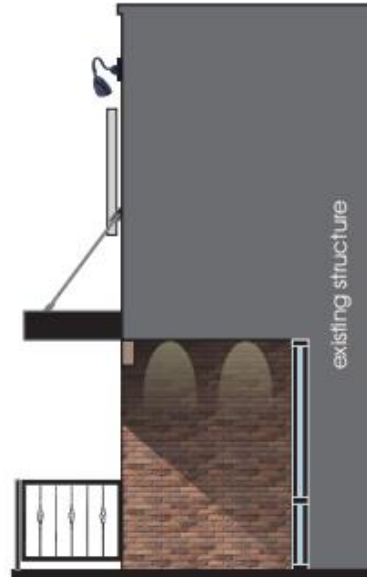
### **Business Attraction and Assistance Program (BAAP)**

- Up to \$50,000 in a forgivable loan to be used for Tenant Improvements, Working Capital or Business Equipment purchase
- Loan forgiven after the applicant has created and retained 1 low-mod income Full Time Equivalent (FTE) job for a 2-year period
- Loan is secured against real property or other business asset

# Downtown Parklet Project and Development Highlights



Proposed Front Facade - B



Side view of new recessed seating area

## The Galley Fish Grill

- 161 Second Avenue
- Commercial Rehabilitation Program
- Business Attraction & Assistance Program



Old Front Facade

### Legend:



Saw-cut wood beam - Stained



Existing Front Facade



Existing Front Facade

# Downtown Parklet Project and Development Highlights



## Studio Four 29

- 222 E. 9<sup>th</sup> Street
- Commercial Rehabilitation Program
- Business Attraction & Assistance Program
- American Fusion cuisine and craft cocktails



Existing Front Facade

### Color:

	Dunn Edwards Bone DEC765
	Dunn Edwards Cocoa DEC755
	Dunn Edwards Birchwood DEC752
	Dunn Edwards Burst of Gold DEB368

### Proposed sign:



# Downtown Parklet Project and Development Highlights

## Rad Coffee and Daddy O's Rockin Café

- 232 & 228 Second Avenue
- Commercial Rehabilitation Program



### PROPOSED FRONT FACADE Option B

#### LEGEND:

	New smooth stucco finish		New fresh paint over existing white bricks.
	New stucco finish foam trim		New brick veneer. (Similar to existing)
	Metal awnings, Window Frames and doors.		New storefront frame and glass

#### Paint:

Metal awnings, Window Frames  
Window Panels and doors:  
Weathered Brown DEC756  
(Semigloss sheen)



Side View



EXISTING FRONT FACADE

# Downtown Parklet Project and Development Highlights

## Pro-Five Brewing Company

- NE Corner of First Ave & A Street
- Commercial Rehabilitation Program
- Business Attraction & Assistance Program
- Craft Beer and Weekly food Vendor



# Downtown Parklet Project and Development Highlights



Proposed Front Facade - A2



Side View

CONCEPTUAL DRAWING FOR PRESENTATION PURPOSES ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY DUE TO EXISTING STRUCTURAL CONDITIONS AND BUILDING DEPARTMENT REQUIREMENTS.

## The Local Baker & Cafe

- 120 E. 9<sup>th</sup> Street
- Commercial Rehabilitation Program
- Serves Breakfast, Lunch and Dinner
- American, Italian and Pilipino cuisine and pastries



Existing Front Facade

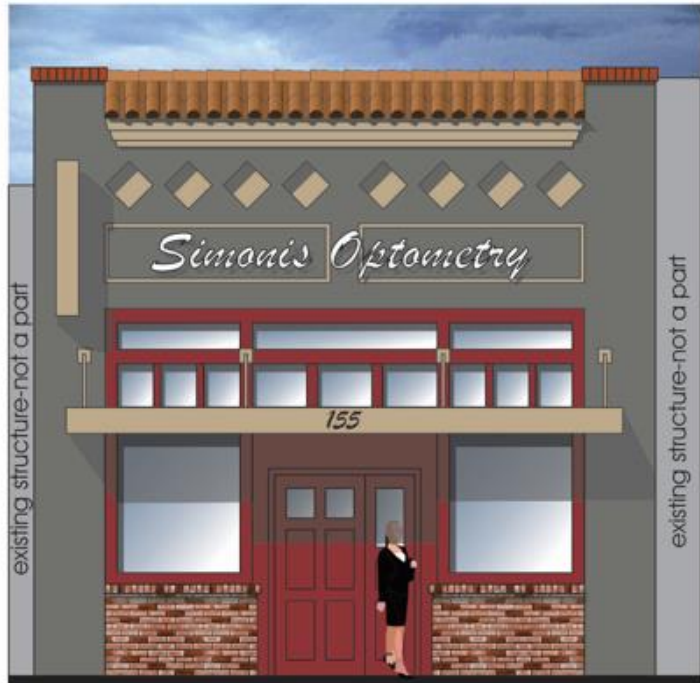


Existing Front Facade

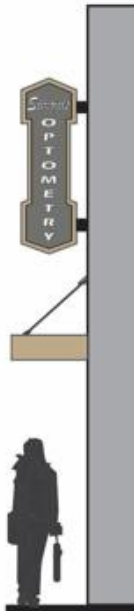


Historic Sign

# Downtown Parklet Project and Development Highlights



Proposed Front Facade - A



Side View

## Simonis Optometry

- 155 Second Avenue
- Commercial Rehabilitation Program



Existing Front Facade



Existing Front Facade



Existing Front Facade

# Downtown Parklet Project and Development Highlights



**Proposed Front Facade - B** rev 01-13-2021

CONCEPTUAL DRAWING FOR PRESENTATION PURPOSES ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY DUE TO EXISTING STRUCTURAL CONDITIONS AND BUILDING DEPARTMENT REQUIREMENTS.



**Existing Front Facade**



**Concept idea for a side wall mural**

## Taco Bout Good

- 291 Second Avenue, Suite 160
- Commercial Rehabilitation Program
- Business Attraction & Assistance Program
- Custom tacos and burritos

# Downtown Parklet Project and Development Highlights

## Three Residential Projects in Downtown



# Downtown Parklet Project and Development Highlights

## Upland Packing House

- Approved on January 24, 2018
- 111 apartment units in two buildings (3 & 4 story) with podium parking within one building
- 2.3 acres adjacent to ATI Packing House and Metrolink rail station
- Construction plans are under review



# Downtown Parklet Project and Development Highlights

## Firefly Cottage Restaurant

- SE corner of Second Avenue & Arrow Highway
- 2,642 square foot dine-in and take-out restaurant/bakery.
- Fairy Tale cottage architecture.
- Demolition and building permits have been issued.



# **Notable Development Projects Citywide**

# Downtown Parklet Project and Development Highlights



Pay Online



Utility Services



Press Releases



RFPs & Bids



Calendar



Recreation Classes



Agendas & Minutes



Employment / Volunteers



Public Works Request

## DEVELOPMENT SERVICES

### PLANNING

- 1 Planning Services
- 1 General Plan & Map
- 1 Zoning Code & Map
- 1 Specific Plans
- 1 Planning FAQ
- 1 Cable Airport Land use Comp. Plan
- 1 Bridge Development Project
- 1 **Current Projects**
- 1 Temporary Outdoor Dining Permit
- 1 Temporary Outdoor Merchandise Display Permit
- 1 Vehicle Miles Traveled
- 1 2021-2029 Housing Element Update
- 1 Zoning Clearance
- 1 Environmental Review

[Home](#) > [City Departments](#) > [Development Services](#) > [Planning](#) >

## Current Projects

### Notable Development Projects

The Upland Planning Division has released a new electronic, interactive, web-based "story map" to show current development proposals in an effort to enhance transparency and aid citizens in understanding projects that may affect the community. The map will be regularly updated as new proposals are submitted for review and as major projects start construction.

Please click the link to see the [Notable Development Projects Map](#).

Map last updated: 01/26/2022

### Comprehensive Project List

To view a comprehensive list of Planning Projects, please reference the PDF below.

List last updated: 1/26/2022



[Comprehensive Project List](#)

# Downtown Parklet Project and Development Highlights

## Upland Development Projects

Please use the tabs below to view the different land use development projects in the City of Upland.

[Click Here to Contact the Planning Division](#)



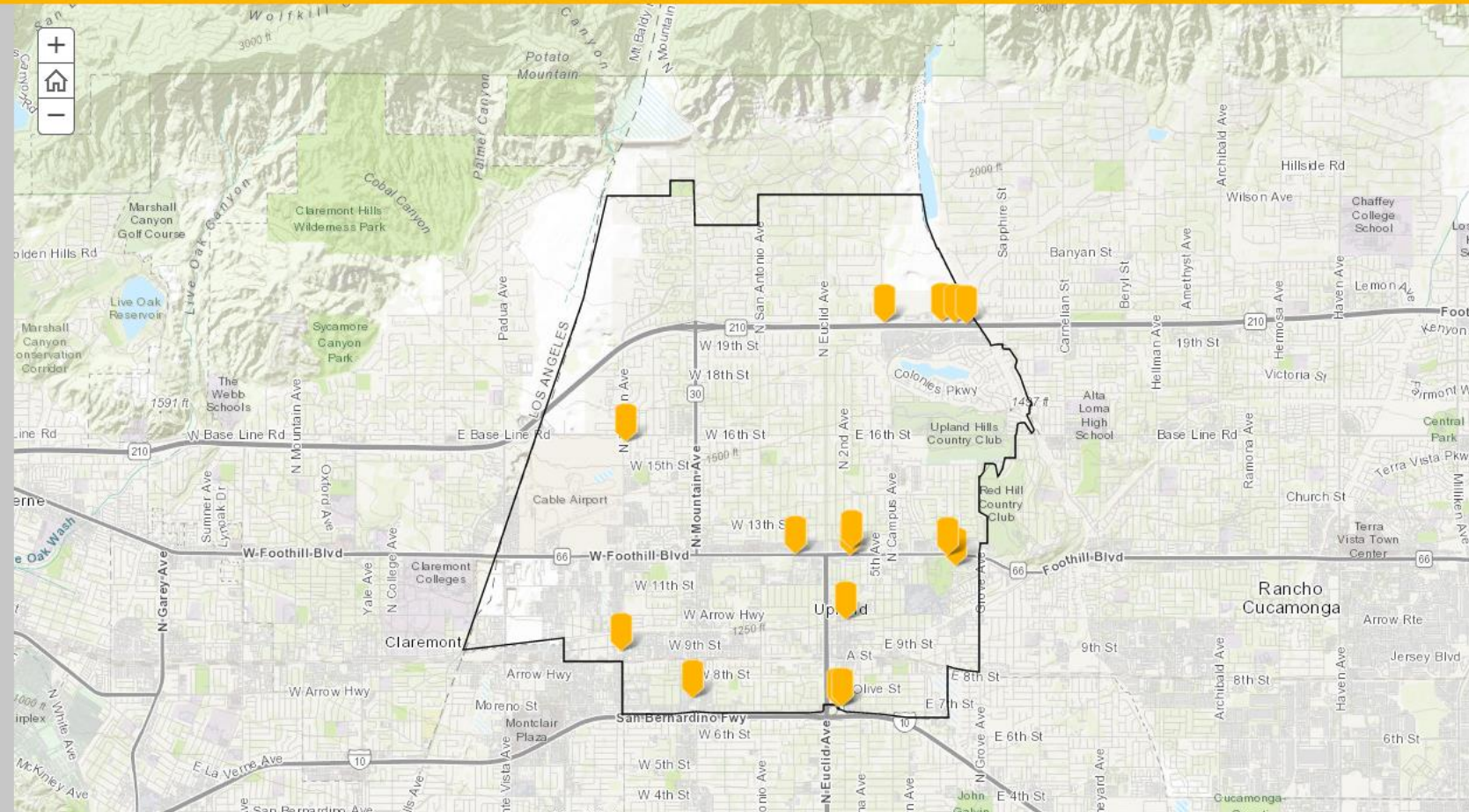
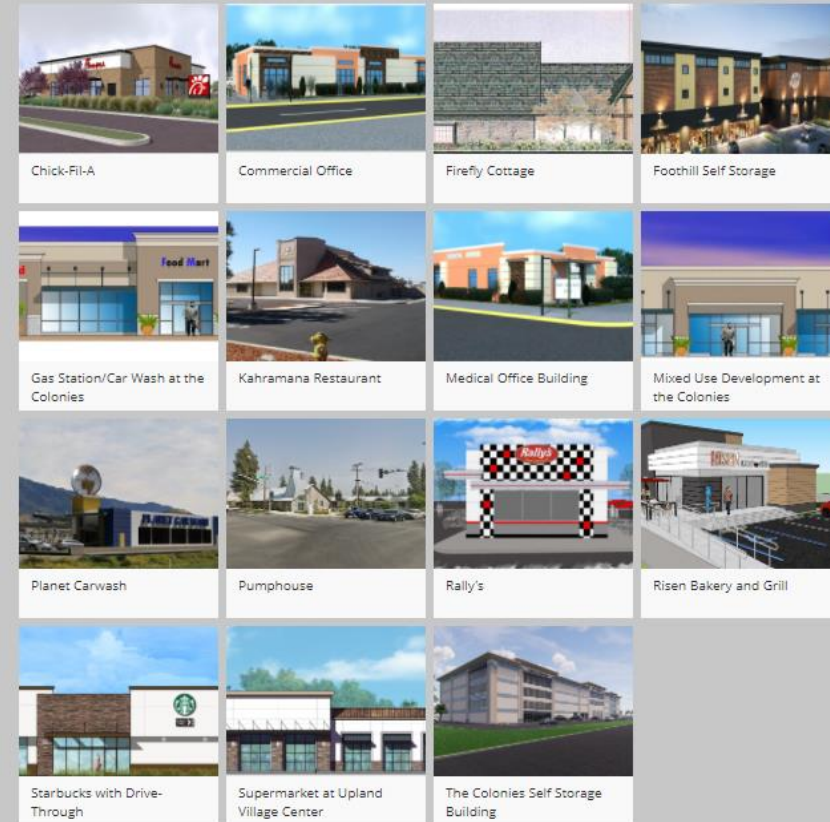
Commercial

Industrial

Multi Family Residential

Other

Single Family Residential



# Downtown Parklet Project and Development Highlights

## Dutch Bros Coffee

- 877 W. Foothill Boulevard
- Upland Town Square (Sprout's Farmer's Mkt)
- Proposed 871 square foot Dutch Bros Coffee stand with double drive-thru lanes to replace an existing vacant building (Old Winchell's Donut and Cherry on Top (Yogurt and Ice Cream) store
- Preliminary Review completed



# Downtown Parklet Project and Development Highlights

## Lennar at Enclave

192 residential dwelling units (76 attached townhomes and 116 detached units) within the Enclave at Upland Specific Plan area.



# Downtown Parklet Project and Development Highlights

## Colonies Condominiums

- 1160 E. 19<sup>th</sup> Street.
- 60-unit, luxury condominiums
- Seven- and six-story building over 2 levels of subterranean garage parking
- Units ranging from 1,190 square feet to 3,440 square feet
- Four Penthouses



### Indoor Amenities:

- Cigar/Wine Lounge
- Wine Cellar with climate-controlled wine storage
- Lobby with concierge service
- Screening Room with theater seating
- Club Room with bar, billiards, card tables, and seating
- A Fitness Center with exercise equipment, yoga area, and jacuzzi

# Downtown Parklet Project and Development Highlights

## Chick-fil-A at Mountain Green Center

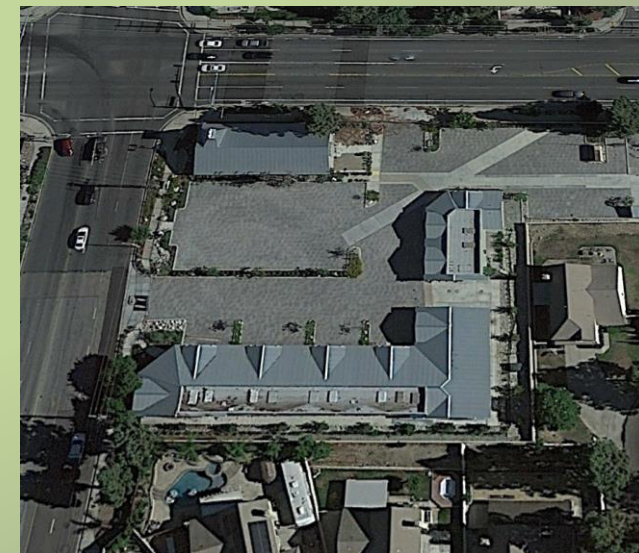
- 335 S. Mountain Avenue.
- Previously El Torito Restaurant.
- New 5,001 sq. ft. building with a dual drive-thru and an outdoor patio.



# Downtown Parklet Project and Development Highlights

## Historic Pumphouse Commercial Center

- Benson Avenue and 16<sup>th</sup> Street.
- Two new commercial buildings totaling 8,674 square feet located at the old pump house site
- Construction is completed
- Marqueen Veterinary Clinic will occupy the two new buildings
- Currently no tenant for Pumphouse building



# Questions